

UDC Amendment FAQs

*please note, items underlined and in blue are hyperlinks to the appropriate item; to access, right-click and select “open hyperlink” option or hold down “ctrl” button and click on the appropriate link.

What is the UDC?

The Unified Development Code (UDC) is the primary guide to development within the City of Cibolo. The purpose of the UDC is to promote the public health, safety and general welfare of its citizens as well as the safe, orderly and healthful development of the city. The code was adopted on February 26, 2013. It incorporates procedures, standards and regulations for zoning as well as subdivision applications.

What is zoning?

Zoning laws are issued by local governments to regulate the size, type, structure, and use of land or building in designated areas. These laws divide the cities into district areas according to use. For example, single-family homes, commercial establishments, and industrial plants types of districts.

How is zoning used?

Zoning is used to transition cities from one use to the next, regulate the structural and architectural designs of buildings within each district and to guide future growth and development patterns. See the official [Zoning Map](#) for the City of Cibolo.

How can I find out my zoning?

In order to find your properties zoning within the City of Cibolo use the following link, [Current Maps](#), this will direct you to the most current City Zoning Map.

What zoning districts will be affected by the changes?

The proposed amendments to the Unified Development Code (UDC) relate to new uses or regulations within the Old Town & FM 78 Overlays, Commercial (C-3 & C-4), Industrial (I-1 & I-2), Public Facilities (PF), and Agriculture (AG).

What are the proposed amendments per zoning district?

The Amendments to the Unified Development Code (UDC) relate to new uses and regulations, highlighted in yellow below, within the following zoning:

- [Old Town Mixed Use Overlay District Regulations](#)

Addition:

Townhouse residential, condominium residential to 12 units per acre development density is permitted subject to the granting of a Conditional Use Permit, per the CUP requirements of Article 3 and 4.3.2 of this UDC.

- The change adds a higher density allowance to the City in Old Town, increasing residential density to 12 units per acre. With this amendment townhomes and condominiums can be built in Old Town which was not permitted before. This will go into affect for all C-2 zoning areas.

- FM 78 Mixed Use Overlay District Regulations

Revision:

Townhouse, apartment and condominium residential development may be permitted in this overlay district only subject to the granting of a Conditional Use Permit (CUP) by City Council in accordance with all of the Conditional Use Permit procedural requirements specified in Article 3 and 4.3.2 of this UDC.

Vertical Mixed Use: Upper-story residential use is permitted, provided that the ground level of the building is occupied by non-residential uses, and subject to the granting of a Conditional Use Permit for said residential uses as described in Section 4.7.4.5.1.A of this UDC.

- This amendment requires the granting of a Conditional Use Permit (CUP) to built townhomes and condominiums within FM mixed use overlay district.

- General Retail Sales; regional (Big Box Retail Stores)

Addition:

Sale or rental of commonly used goods and merchandise for personal or household use. Typical uses include department stores, apparel stores, furniture stores, mail order stores or similar establishments. Refer to Article 6 of this UDC for additional requirements.

- Effects C-3 Zoning abut SF-1, SF-2 and SF-3; requires CUP

- Warehousing and Distribution

Revision:

B. *General warehousing and distribution.* Open-air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, or open storage yards.

- Effects C-4 Zoning; now permissible

- Concrete Batching Plant

Revision:

Concrete Asphalt Batching Plant (Permanent)(Commercial)

- Placed Conditional Use on I-1 and I-2 Zoning

- Concrete/Asphalt Batching Plant (Civic)

Revision:

- Placed Conditional Use on PF and Ag Zoning

When will these changes to the UDC take affect?

Changes to the UDC must be presented before the Planning and Zoning Commission and City Council before they can be approved. Public comments are welcome during the Public Hearings at both meetings which will be held at the City Hall Council Chambers located at 200 South Main Street. The UDC Amendments are tentatively set to be adopted at the City Council meeting on Tuesday, February 24, 2015, at 6:30 PM.

How can I find out if my property is within the City Limits?

You may have a Cibolo mailing address but not actually reside in the corporate city limits of the City of Cibolo. If you would like to view the city limits or Extraterritorial Jurisdiction (ETJ) on a map, please see the [City of Cibolo Overall Annex Map](#).

Where can I find more information on zoning?

Please browse our [Easy Zoning Guide](#).

How can I find out my zoning using the City of Cibolo GIS guide?

By using the City of Cibolo GIS map, found on the main page of the city website at bottom left listed as “GIS Mapping and Information”, property owners can determine their zoning within the City. Please use the following step-by-step guide to navigate the GIS program:

- After the map appears, open the “Layer List” located in the center or the top bar of the map.
- When the “Layer List” pops up click on the arrow located on the left side of the checked box.
- Scroll down through the layer options and uncheck “Council Districts” and check the “zoning” box to open the zoning layer.
- Also, check the “parcels” for greater detail, this option outlines the different land parcels in the city.